



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

MEMORANDUM

Date: October 9, 2014
To: Kurt Triplett, City Manager
From: Angela Ruggeri, AICP, Senior Planner
Eric Shields, Planning Director
Subject: PARKPLACE AMENDMENT REQUEST

RECOMMENDATION

The Council directs the Planning Commission to study and provide a recommendation on the Parkplace proposal to amend the text of the Zoning Code for CBD 5A. The proposal is to increase the allowed percentage of residential gross floor area from 10% to approximately 30%, and to make revisions to the current Master Plan and Design Guidelines (see Attachment 1).

BACKGROUND DISCUSSION

The Parkplace property was rezoned in December of 2008 to allow for a 1.8 million square foot mixed use development with 1.2 million square feet of office, as well as retail, a hotel, and an athletic club. The allowed height was increased to a maximum of 8 stories (up to 115 feet) on most of the site, with lower heights adjacent to Peter Kirk Park and Central Way. Residential use is allowed for up to 10% of the gross floor area of the Master Plan for the site.

The property is now owned by KPP Development LLP and the owner will soon be presenting the City with its proposal to modify the adopted Master Plan and Design Guidelines. This proposal will have significantly less square footage than the original 1.8 million in the previous proposal and includes a request for amendments to the text of the Zoning Code. The developer is asking that the allowed 10% residential gross floor area be increased to approximately 30%. There may also be other zoning text changes required once the proposal for the modified plan is received. Specific language will be developed by the staff and Planning Commission prior to the Council's final review and decision.

Staff has determined that Comprehensive Plan amendments will not be necessary for this proposal. The Comprehensive Plan Chapter for the Moss Bay Neighborhood, Downtown Plan states that "Limited residential use should be allowed as a complementary use" within the Parkplace Center site along with retail and office uses. "Limited" is not defined in the Comprehensive Plan.

In the adopted Master Plan, major modifications to the Master Plan are required to be reviewed by staff for consistency with the Comprehensive Plan and to be approved by the City Council. KMC 3.30.040 states that the City Council shall consult with the Planning Commission prior to amending the Master Plan and Design Guidelines.

Staff will work with the applicant to prepare an addendum to the Planned Action EIS and Supplemental Planned Action EIS that were done for the original Parkplace proposal. The addendum will include updated traffic information. Revisions to the Planned Action Ordinance will also be necessary.

SCHEDULE

If the Council directs the Planning Commission to proceed, a Commission study session will be scheduled in November 2014 and if necessary continued to December 2014. The public hearing is expected to be in January 2015 with a recommendation made to the City Council in February of 2015. Staff is looking for a motion from the Council directing the Planning Commission study and provide a recommendation on the Parkplace proposal to amend the text of the Zoning Code for CBD 5A to increase the allowed percentage of residential gross floor area.

Attachments:

1. Letter from G. Richard Hill dated October 3, 2014

Cc: Rich Hill, Attorney for KPP Development LLP
Bill Pollard, Talon Private Capital
Jim Neal, Talon Private Capital
Moss Bay Neighborhood Association
KAN

McCULLOUGH HILL LEARY, PS

October 3, 2014

Kirkland City Council
123 Fifth Avenue
Kirkland, WA 98033

Re: Kirkland Parkplace

Dear City Councilmembers:

As you may know, the Kirkland Parkplace property is now owned by KPP Development LLP ("KPP"). Over the last few months, KPP has been reviewing the feasibility of options for redevelopment of Parkplace, using as a template the admirable work done by the City on the 2008 Parkplace Master Plan and Design Guidelines. KPP will soon be presenting to the City its proposed modified plan.

To that end, KPP is asking the City, respectfully, to consider the adoption of a few minor changes to the text of its Zoning Code, including modifications to the current CBD 5A provision addressing the balance of office and residential uses, and revisions to the current Master Plan and Design Guidelines that are incorporated into the CBD 5A zoning regulations.

The purpose of this letter is to ask the Council to authorize Staff and the Planning Commission to commence the processing and consideration of these proposed modifications.

KPP is excited to work with the City to plan for a project that can be developed, will implement the City's comprehensive plan, and will contribute to a vital and healthy downtown community.

Sincerely,



G. Richard Hill

cc: Eric Shields
Angela Ruggeri